



**Mobberley**

Oaklea House, Cinder Lane Farm, Davenport Lane

  
**IRLAM**  
*of Knutsford*





## The Property

This immaculately presented, substantial, four bedroom, four bathroom characterful country residence has been beautifully maintained and improved over the years by the current owners to now provide light, spacious and flexible living accommodation blending period features and modern convenience effortlessly. Particular mention must be made of the large double reception room with central fireplace, providing living and dining accommodation with views over the gardens, the large, refitted Living Dining Kitchen with island unit, partially open to the study as well as the master bedroom suite with walk in dressing room and contemporary en-suite bathroom.

Oaklea House forms a small development of just three properties incorporating the original farmhouse and two barn conversions, redeveloped by a well-regarded local builder some years ago. Located in a super position in the heart of the village, on the doorstep of many renowned Public Houses and countryside walks, enjoying far reaching views open countryside and a short drive to Knutsford and Alderley edge town centres whilst being well positioned for all major network links to the Northwest and beyond.

The property is approached over a sweeping gravel driveway through timber gates leading to the detached garage and carport. The gardens are a fantastic feature of the property, being generous in proportions with a private, open aspect over adjoining countryside. Designed in a cottage style with many areas of intrigue the gardens are laid to lawn in the main with a range of well stocked borders, established trees and foliage with feature pond towards the rear. Large stone flagged patio area sweeps around the property, accessed off the main reception rooms providing great opportunity for alfresco dining throughout the day. Adjoining one acre paddock to the side of the plot provides opportunity for outdoor pursuits or animal small holding.

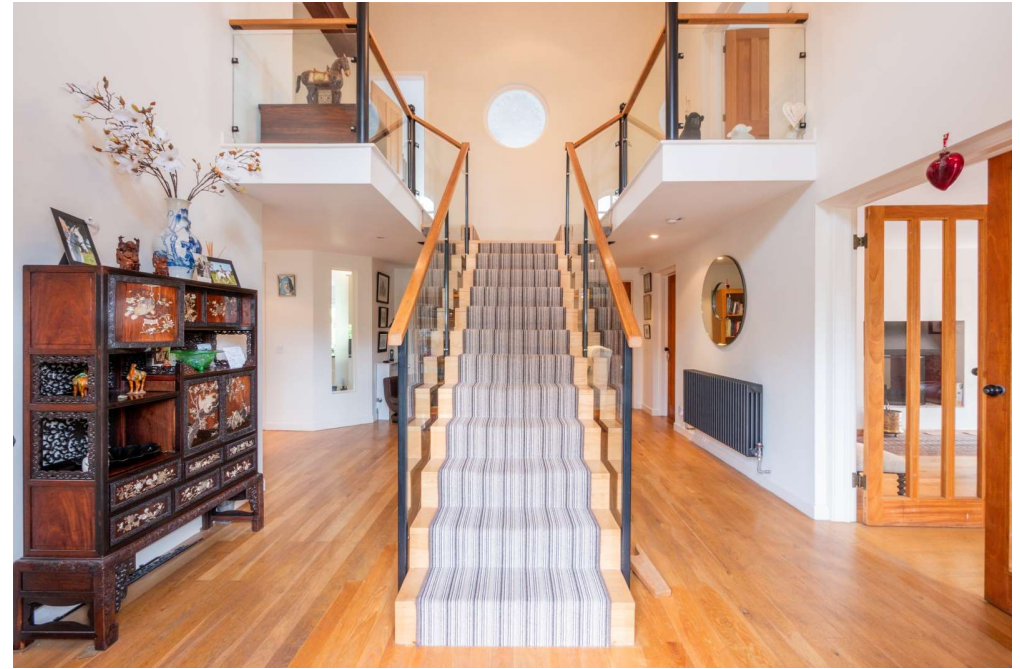
## Directions

From Mobberley village proceed along Town Lane. At The Victory Hall turn left into Church Lane passing Mobberley Cricket Club and The Church Inn public house. Follow the road round to where it meets Hobcroft Lane and turn immediately right onto Lady Lane and first right onto Davenport Lane where the entrance to Cinder Lane Farm will soon be seen on your right. Follow the driveway round to the entrance to the property.



## SUMMARY OF ACCOMMODATION

- An immaculately presented, substantial detached country residence
- Substantial and flexible reception rooms
- Superb open plan living dining kitchen with high quality integrated appliances
- Four generous bedrooms & four bathrooms (two en-suite)
- Stunning, private formal gardens with patios, pond and lawned areas, ideal for alfresco dining and entertaining
- Private gated driveway, detached double garage, double car port & ample off road parking
- Adjoining one acre paddock providing opportunity for outdoor pursuits or small holding













103 King Street, Knutsford,  
Cheshire, WA16 6EQ  
**01565 654 000**  
E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)  
[www.irlamsestateagents.co.uk](http://www.irlamsestateagents.co.uk)

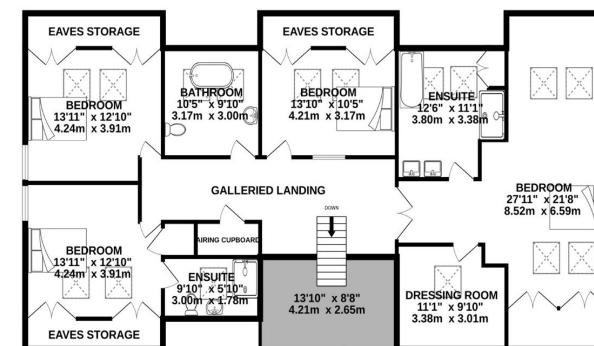
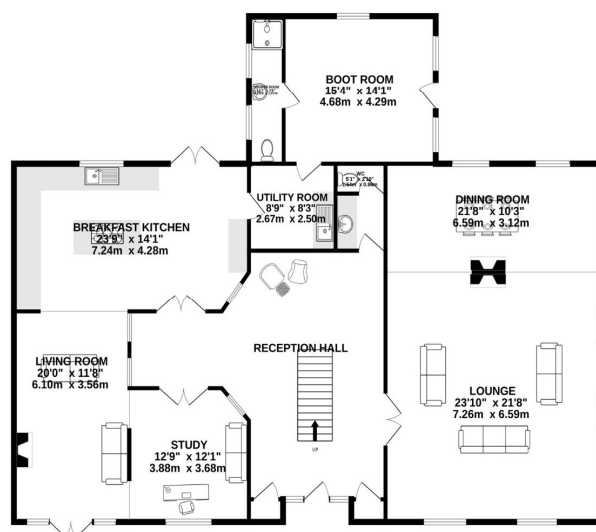


GROUND FLOOR  
2252 sq.ft. (209.2 sq.m.) approx.

1ST FLOOR  
1665 sq.ft. (154.7 sq.m.) approx.



**Guide Price – £1,295,000**  
**Postcode – WA16 7NB**  
**EPC Rating - E**  
**Tenure – Freehold**  
**Local Authority - Cheshire East**  
**Council Tax – Band G**



TOTAL FLOOR AREA : 3917 sq.ft. (363.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.